



2 The Square

2
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Jordan & Mason

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2 St. Thomas Square, Salisbury, Wiltshire, SP1 1BA

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£22,000 PA

Brief Property Description

The property comprises a centrally located two-storey premises which is divided into a separate retail unit and one bedroom garden apartment above. With multiple uses subject to achieving the usual planning consent, this characterful property enjoys a prime and bustling location opposite St Thomas's church. Previously arranged as a boutique retail shop with separate owners apartment accommodation above, the building has a variety of uses. We understand, previously the premises were used as offices and would be well suited to a medical, legal or financial services premises.

The Location and nearby Facilities

The property is situated within a prominent thoroughfare connecting from the library, the market square and towards the high Street and George Mall. This busy space is well suited to retailers wanting pavement access and large window displays. The premises is also close to nearby parking and other established businesses including ourselves Jordan & Mason, Neal's Yard, HSBC bank and Cotes Brasserie. Above the retail space is a one-bedroom apartment with spacious sitting room, large double bedroom and shower room. This has its own separate entrance with staircase and below staircase is in the kitchen, downstairs W.C. and access to the courtyard garden. The property could be adapted to include a financial services, insurance brokers, legal services, medical services and many other uses subject to achieving all the necessary approvals. The apartment could be let separately subject to agreement or used as an air B&B provision.

Ground floor retail shop

Approximate size of retail space 42.71 mtr.² 462 ft.²

Separate Apartment Lounge/ dining room

An attractive principal reception room with aspect to St Thomas's church.

Apartment bedroom 14' 0" x 11' 7" (4.26m x 3.54m)

Measurement narrows to include chimney breast

Apartment Shower Room

Corner shower unit with electric shower, low-level flush WC, hand wash basin, appliance space and plumbing for washing machine and tumble dryer. Appliances left as goodwill item.

Apartment kitchen

Accessed from the main front door with staircase to 1st floor landing. Various base and wall cupboards with work top, single bowl sink and drainer, electric hob, doorway extends to



separate WC, door leads to enclosed courtyard garden.

Lease

Available on a new fully repairing and insuring lease for a term to be agreed at a rent of £22,000 per annum. To include retail shop and separate apartment.

Business Rates

For business rating information please visit the valuation office website www.thevoa.gov.uk

Agents Note

Please be advised that all tenants must first satisfy themselves as to the permitted planning uses for the property.

Services

It is understood that mains water, electricity and drainage are connected.

Professional Advice

It is recommended that you seek professional and qualified advice from your licensed conveyancer/solicitor and surveyor prior to signing any tenancy agreement. For more information please visit www.commercialleasecode.co.uk Each party is responsible for their own legal expenses.

References

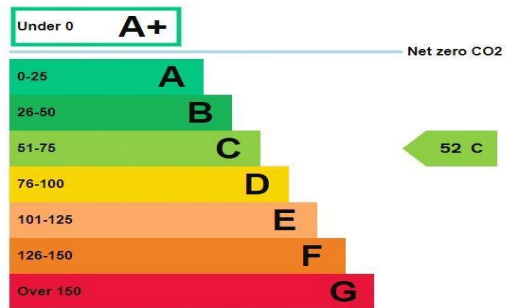
It is possible that we will require financial and accountancy references prior to commencement of tenancy and in some cases personal guarantees.

Downstairs WC

This gives the shop separate toilet/customer provision.



This property's energy rating is C.



Postcode;
SP1 1BA

GROUND FLOOR
655 sq.ft. (60.8 sq.m.) approx.

1ST FLOOR
551 sq.ft. (51.2 sq.m.) approx.

Directional note:

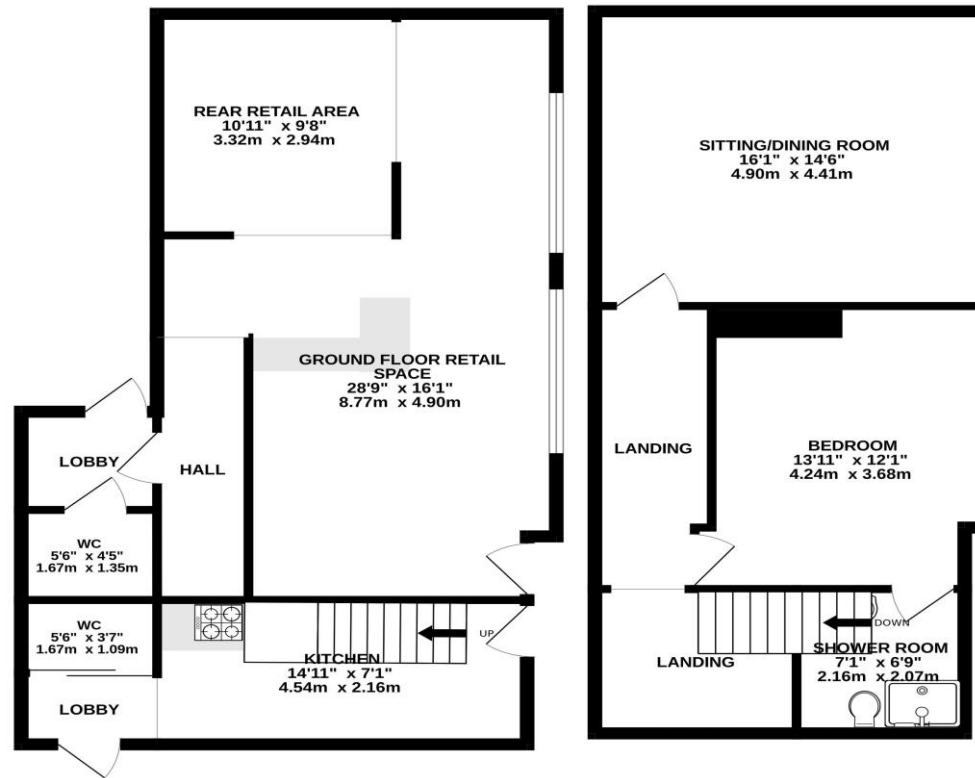
The property is located at number two St Thomas's Square Salisbury, Wilts SP1 1BA and can be found near to St Thomas's Church.

Property reference:

221

Viewings:

By Appointment only with Jordan & Mason 01722 441 999



TOTAL FLOOR AREA : 1206 sq.ft. (112.0 sq.m.) approx.
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Here to help....

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